

DOC # 5586B  
ADOPTED  
7/14/93

## **Federal Courthouse**

### **Boston Redevelopment Board Briefing Kit**

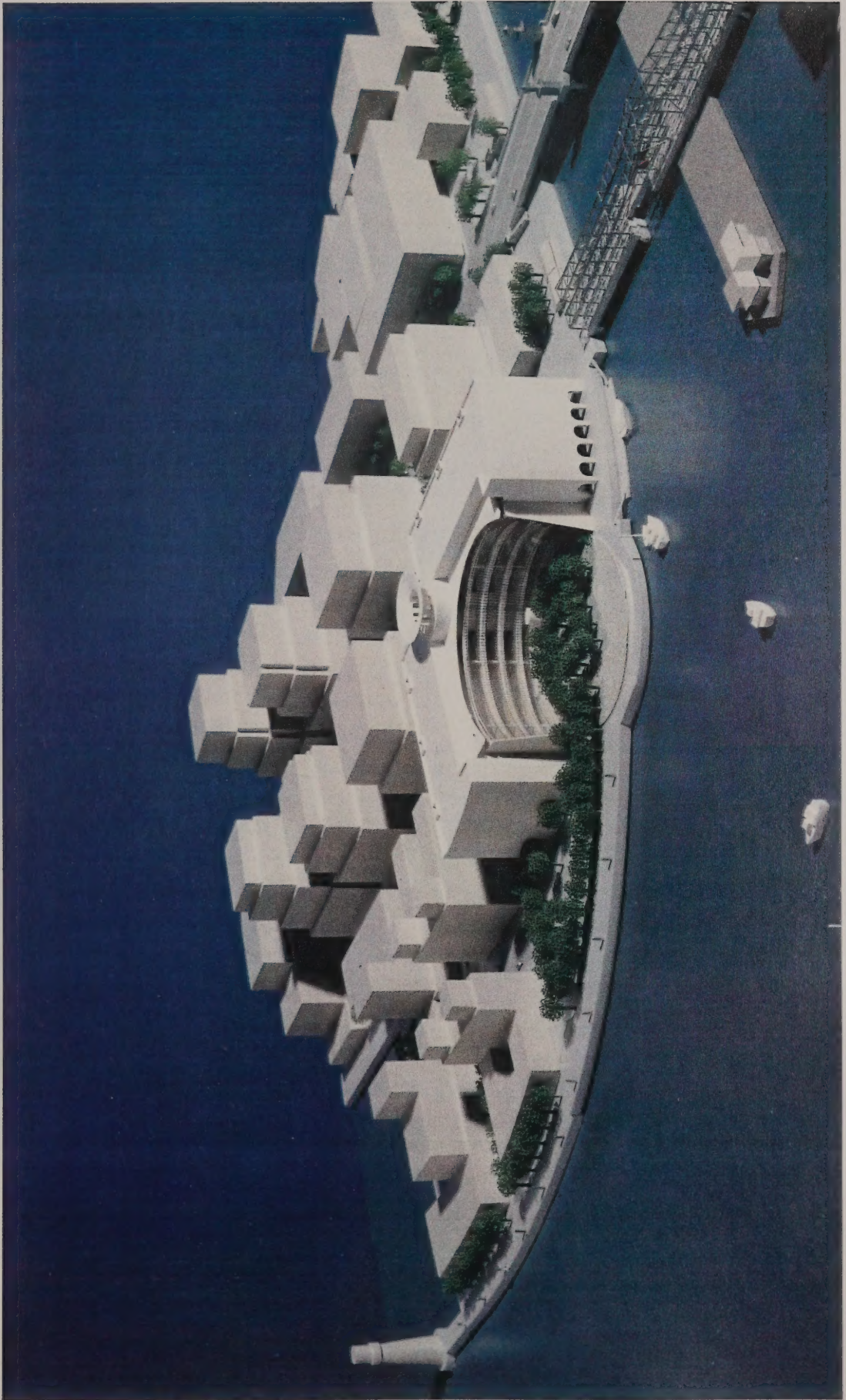
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*July 14, 1993*

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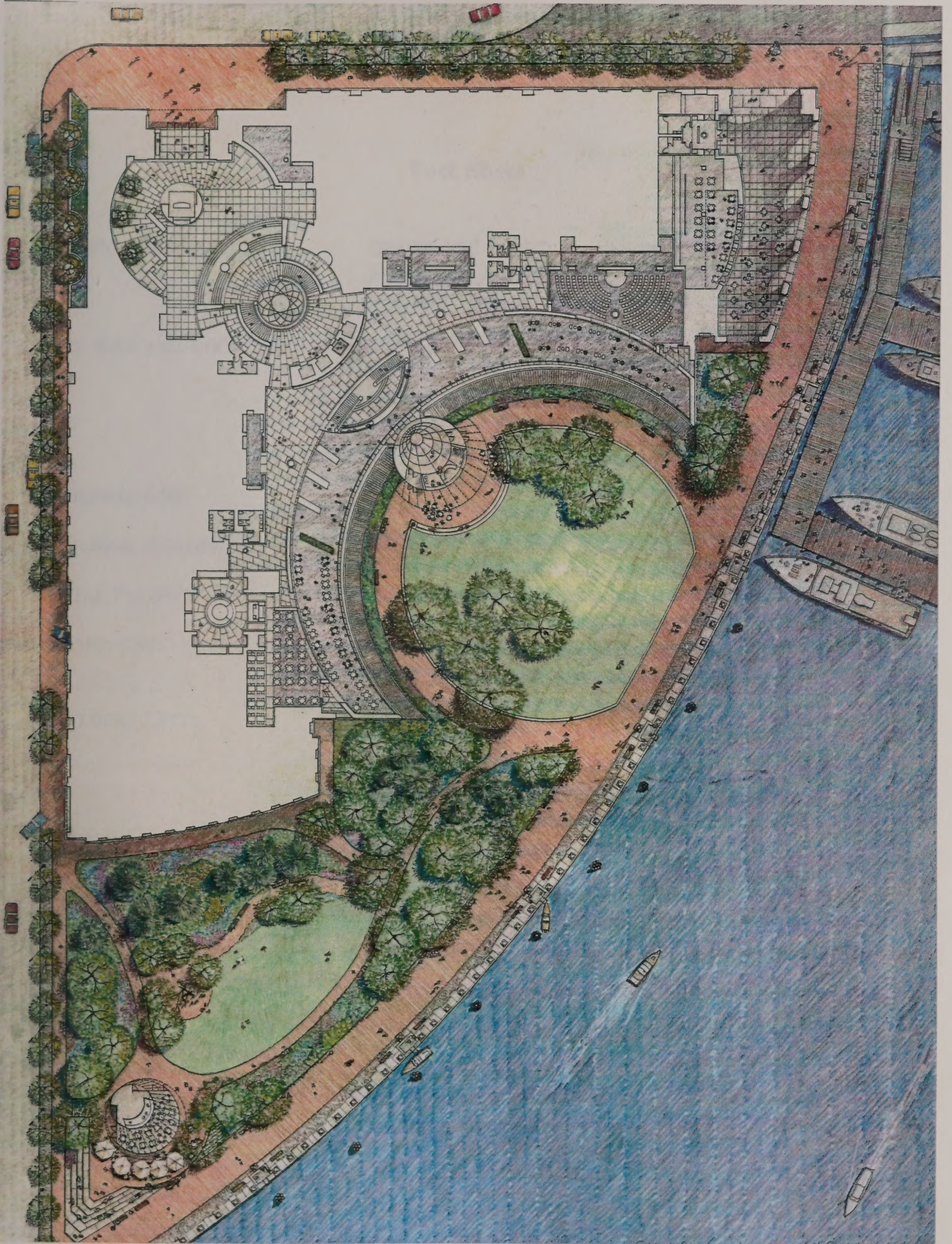
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## Fact Sheet

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT DESCRIPTION:</b>     | Design and construct a United States Courthouse in Boston on the Fan Pier overlooking the Fort Point Channel                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>SITE SIZE AND LOCATION:</b>  | 4.6 acres (198,795 square feet) on Boston's Fan Pier in the Fort Point Channel District, South Boston. The southern portion of the site is bounded by Northern Avenue and Farnsworth Street extended. The site is bounded by the harbor to the north and east.                                                                                                                                                                                                                                                            |
| <b>BUILDING GSF:</b>            | 750,000 g.s.f.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>BUILDING HEIGHT:</b>         | Maximum height of 131 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>TOTAL PROJECT COST:</b>      | Approximately \$223.0 million total project cost.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PROPONENT:</b>               | General Services Administration and Federal Courts                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>BUILDING USES:</b>           | Headquarters for the United States Court of Appeals for the First Circuit and the United States District Court for the District of Massachusetts. The building will include 2 court of appeals courtrooms, 19 district court courtrooms and 6 magistrate judge courtrooms, and support office space for court functions. Additional uses will be public exhibit and meeting space, a restaurant, and a public waterfront park. The Federal Marshall and U.S. Attorney's office will also utilize space at the courthouse. |
| <b>PERMANENT EMPLOYMENT:</b>    | 1,000 permanent jobs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>CONSTRUCTION EMPLOYMENT:</b> | 1,500 construction jobs over a 3 ½ year construction period; \$30 million in related construction spending                                                                                                                                                                                                                                                                                                                                                                                                                |

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**DESIGN TEAM:**

Pei Cobb Freed & Partners, New York, NY  
in association with  
Jung/Brannen Associates, Inc. Boston, MA

**Major Consultants**

*Courts Consultant*      Gruzen Samton Steinglass  
New York, NY

*Structural Engineers*      LeMessurier Consultants  
Cambridge, MA

*Mechanical and  
Electrical  
Engineers*      Cosentini Associates  
Cambridge, MA

*Landscape  
Architects*      Carol R. Johnson Associates, Inc.  
Cambridge, MA

Hanna/Olin  
Philadelphia, PA

**CONSTRUCTION QUALITY**

**MANAGEMENT FIRM:**      Fuller/PCBS Boston, Massachusetts

**ESTIMATED CONSTRUCTION**

**START:**      October 1993, estimated

**ESTIMATED CONSTRUCTION**

**COMPLETION:**      February 1998, estimated

**PUBLIC ACCESS  
TO THE WATERFRONT:**

One half of the entire 4.6-acre site will be public open space to ensure public enjoyment of Boston Harbor. The open space will include a 2.25-acre public waterfront park, 840 linear feet of new Harborwalk, and a ticketing area, tie-up cleats, bollards, fender piles/dolphins, and provision for a floating dock.

**PUBLIC ACCESS  
TO THE BUILDING:**

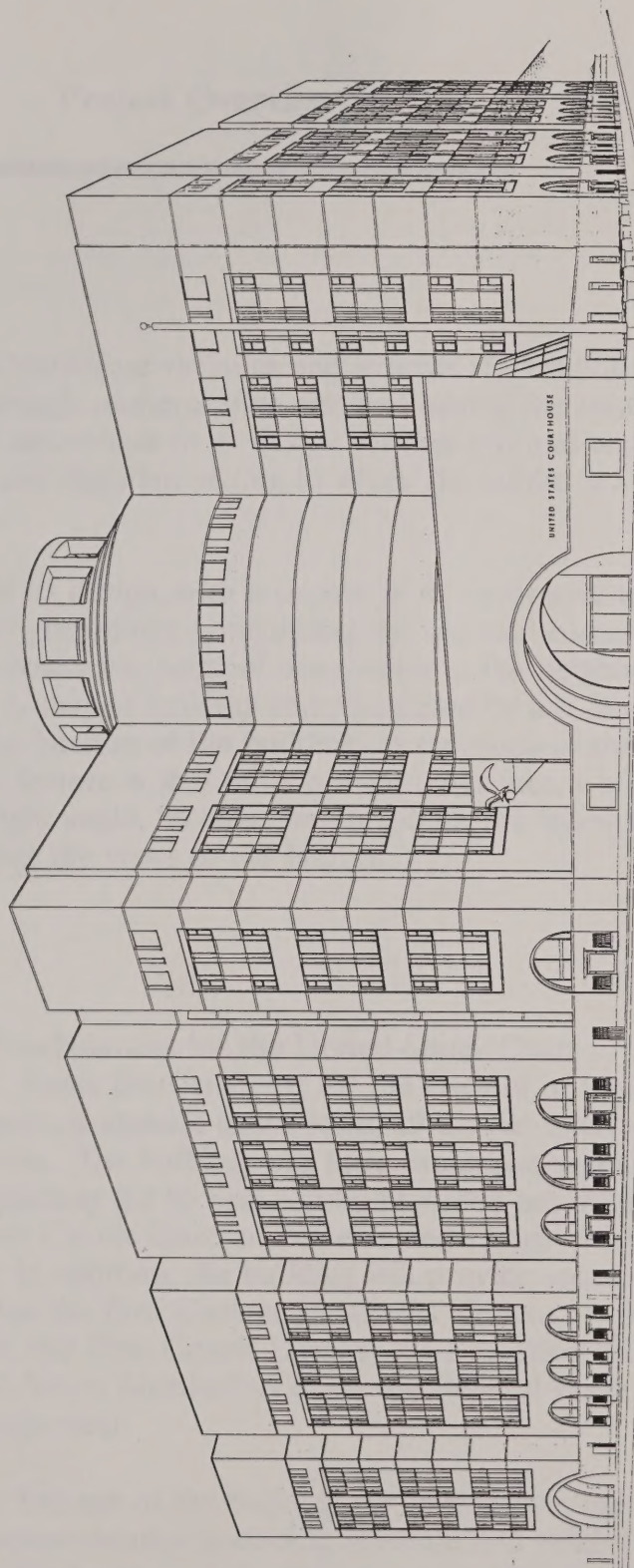
The interior of the Courthouse will be designed to be accessible for public enjoyment of spectacular views of Boston Harbor and the city skyline. 25% of the useable building space dedicated to facilities of public accommodation, including:

- museum/exhibit space
- a 300 seat community meeting facility
- ground level arcade with public restrooms and cafe
- restaurant
- public waiting areas with harbor views











## Project Overview

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### *DESIGN*

In its design, the new Federal Courthouse reclaims and extends the tradition of the American courthouse design through reinterpreting and embodying the soul of the American judicial system. The courthouse in its design reaches out and engages the community, presenting a quiet and dignified setting to which the public is not merely invited but is drawn to observe.

The courthouse is celebratory in its design, with a cupola as its decorative top, incorporating a brick screen and glass dome symbolizing the spiritual center of the building. The cupola creates a landmark/point of orientation in the neighborhood. The courthouse structure will be an L-shaped building complemented by a 2.25 acre public waterfront park lying outside the fulcrum of the building, as the node of the site. The building's most striking physical feature is that of its conical inner face, while the buildings two wings meet at a right angle, its huge, building-high sea facing window describes a curved wall embracing the views to the Harbor.

### *PROGRAMMING*

The new building will serve as headquarters for the United States Court of Appeal for the First Circuit and the United States District Court for the District of Massachusetts. The building will include two court of appeals courtrooms, 19 district court courtrooms and 6 magistrate judge courtrooms. The building will have expansion potential for four additional courtrooms. Indoor parking for 65 cars will be provided below grade. There will also be chambers for all First Circuit Court of Appeals and District of Massachusetts District and Magistrate Judges. In addition, the building will provide space for the Office of the Circuit Executive for the First Circuit, the Clerks' Offices for both the Appellate and the District Court, the First Circuit Library, the Probation Office, the Pre-Trial Services Office, the United States Marshall's Office, the Federal Protective Services Office, and GSA Buildings Management.

Fully 25% of the useable square footage of the building, 147,000 square feet, will be devoted to facilities of public accommodation including museum and exhibit space; a 300 seat community meeting facility, used as a jury assembly room on Monday mornings and available to the community throughout the rest of the week; a ground level arcade which will provide public restrooms, a water shuttle ticketing area, and an open air

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cafe/restaurant; a restaurant on the second floor; and public waiting areas with harbor views.

Fifty percent of the Fan Pier site will remain open space so that the public can enjoy the site and its breathtaking views of Boston Harbor and the City skyline. A 2.25 acre waterfront park will be created, as well as 840 new linear feet of Harborwalk to enhance the pedestrian experience along the water's edge. Also planned are facilities for a water shuttle and docking, including a ticketing area, tie-up cleats, bollards, fender piles/dolphins, and provisions for a new floating dock. Plans are currently being studied for enhanced park and water-dependent uses.

### ***PUBLIC BENEFITS***

In addition to the considerable public benefits outlined above in terms of creation on new facilities of public accommodation interior and exterior to the building, the new Federal Courthouse will have significant other benefits for Boston. It will anchor the revitalization of the Fort Point Channel district, a key area of economic development for the City. It will create 1,000 permanent jobs and 1,500 new construction jobs over the 3½ year construction period. It will generate an additional \$30 million in related construction spending and have a \$40 million multiplier economic impact for the City.







## Community Outreach Process

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### CONCEPT

The architect for the new Federal Courthouse in Boston, Harry Cobb of Pei Cobb Freed & Partners, was given a directive by Judge Breyer on behalf of the United States Courts, which best articulates the major goals of the project:

*"This most beautiful site in Boston does not belong to the judges, it does not belong to the lawyers, it does not belong to the federal government, it does to belong to the litigants, it belongs to the public. And if the public cannot use this site and see it as theirs, if every man, woman and child in Boston cannot take a walk on this pier and see it as theirs and use it so that they can look out across the city and enjoy this beautiful site, and enjoy the public space, if they cannot do that, then we will have failed to achieve an important function of this Courthouse project."*

A courthouse is an inherently public facility. The importance of the Fan Pier to the City and the region increases the public nature of the new Boston Federal Court House. On the basis of that belief, GSA and the Federal Courts took an unprecedented approach to this project by seeking out the participation of a variety of constituencies. The level of community participation, and the impact participation has had on project plans, is unprecedented for any federal courthouse across the country.

### PROCESS

The Federal Courts and GSA have participated in over 100 meetings on the project with community residents, harbor activists, design professionals, business leaders, city and state officials, and environmental activists. From May through September, 1992 an intensive series of community meetings was held with all interested parties. These meetings elicited a significant amount of public input into the project, including concerns, suggestions, and other comments. GSA and the Federal Courts responded to this public input by changing the project design and programming, incorporating suggestions where possible, responding to concerns and providing additional opportunities within the development process for public input to be incorporated.

Federal and state reviews of the project led to the creation of a Special Task Force of the Fort Point Citizens Advisory Committee. The Federal Courthouse Special Task Force was convened in February 1993 in accordance with the stipulations of the Record of Decision agreed to by the General Services Administration (GSA) in November of

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1992. Among the items agreed to in the Record of Decision is not only the description of the authority, composition and general agenda of the Task Force but also a set of objectives and parameters within which the Task Force would focus its deliberations.

The stated objectives of the Special Task Force were:

- to design a waterfront park of landmark caliber;
- to successfully integrate the major waterfront park with the courthouse building and surrounding pedestrian open space network;
- to ensure that wind, shadow and other conditions on the ground level environment will be conducive to public use and enjoyment of the park and to vessel related activity along the shoreline;
- to increase the destination value of the courthouse interior by improving the program for facilities of public accommodation;
- to establish an effective long-range plan of all exterior and interior public facilities;
- to provide at least one major facility for water-based passenger transportation on or near the Courthouse site;
- to develop a program for multiple water-dependent use of the courthouse shoreline which accommodates other vessel-related activity as feasible and appropriate; and
- to prevent unauthorized encroachment on a waterway.

The recommendations are intended to guide the further development of plans for the park, interior areas and water dependent uses. As a result of this community process, present plans for the new Courthouse not only will meet the stringent programmatic needs of the courts, but also will help to anchor economic development in the Fort Point Channel area, and enhance the public's access to and enjoyment of Boston's waterfront and waterfront heritage.

#### **STATUS OF PROJECT CHANGES**

As a result of the community outreach and the ongoing design process, significant changes have been made to the project design. These include:

- The amount of public open space has been increased to 2.25 acres, the equivalent of 50% of the total site area, by reducing the building footprint by 13,500 square feet;
- The setback of the northeast wing has been increased to approximately 258 feet from the water's edge;



- The setback of the west wing has been increased to 36 feet from the water's edge, a 28% increase;
- The amount of interior building area dedicated to facilities of public accommodation has been increased to approximately 147,000 square feet, or 25% of the useable building area, including:
  - ◆ the arcade on the ground floor will provide public restrooms, a water shuttle ticketing area, and an open air cafe/restaurant;
  - ◆ a restaurant on the second floor;
  - ◆ a South Boston meeting facility - a large 300 seat auditorium utilized as a jury assembly room on Monday mornings and made available for public use throughout the balance of the week;
  - ◆ a maritime museum on the second floor of the Courthouse;
  - ◆ artists' exhibit space in a designated area on the second floor and throughout highly travelled areas such as entrance halls;
  - ◆ an interior concession stand; public restrooms; ticketing area and
  - ◆ public waiting areas and galleries on the second floor and on the courtroom floors that will provide spectacular views of the Harbor and the city.
- Public access to the site and to the waterfront park at the site have been improved through the addition of the 28 foot wide reconstructed pier at the west wing;
- The design of the public park has been refined to provide a single, prominently positioned public entrance from the park directly into the main public space in the building;
- The main entrance atrium has been made more welcoming by blending the necessary security into the area through the use of space and pillars, introducing a split curved staircase rising through a skylit atrium. area; and
- Minimum programming for water dependent uses has been developed and includes:
  - ◆ a ticketing office and public restrooms to support a water shuttle or water cruise service;
  - ◆ provisions for a new floating dock where one now exists;
  - ◆ tie-up cleats, bollards and fender piles along the entire water's edge of the site.

- A Special Task Force of the Fort Point CAC was formed to assist in the programming of the waterfront park and water dependent uses. This Task Force met on an ongoing basis and has submitted its recommendations.
- The Boston Civic Design Commission voted to accept the building massing and height, including the building's relationship to the water's edge. The Commission, which reviews projects of special significance throughout the city and advises the Boston Redevelopment Authority, will continue its review of the building's facade and open space.
- During the intensive design process, a hierarchy of architectural elements was introduced into the Northern Avenue facade of the courthouse, creating a multiplicity of architectural scales and elements which add richness and interest to the building.
- A cupola has been added to the building design, incorporating a brick screen and glass dome symbolizing the spiritual center of the building. The cupola creates a landmark/point of orientation in the neighborhood.

#### **COMMITMENT TO THE FUTURE**

The General Services Administration and the United States Courts remain committed to seeing the ongoing public process through to its conclusion and working to implement the recommendations made by the Special Task Force of the Fort Point Channel Citizen Advisory Committee.





LEO H. BERNARDINI  
CERTIFIED PUBLIC ACCOUNTANT  
246 E. BROADWAY  
BOSTON, MA, 02107  
(617) 266-1120

September 22, 1991

Ms. Susan Tierney  
Secretary  
Executive Office of Economic Development  
100 Cambridge Street  
Boston, MA 02102

### Selected Support Letters

Dear Ms. Tierney:

I am pleased to offer my support for the construction of a United States Courthouse to be located on Fan Pier in the Fort Point Channel area.

My business is also located in this area, and I look forward to an increase in business for increased customers due to the influx of courthouse employees, clients, and lawyers, etc.

Once again, my full support is behind the U.S. Courthouse project.

Sincerely,



Leo H. Bernardini



LEO H. BONARRIGO  
CERTIFIED PUBLIC ACCOUNTANT  
546 E. BROADWAY  
S. BOSTON, MA. 02127  
(617) 268-3328

September 22, 1992

Honorable Susan Tierney  
Secretary  
Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

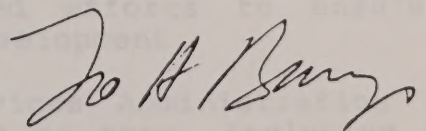
Dear Ms. Tierney:

I am pleased to offer my support for the construction of a United States courthouse to be located on Fan Pier in the Fort Point Channel area.

My business is also located in this area, and I look forward to prospects for increased customers due to the influx of courthouse employees, clients, and lawyers, etc.

Once again, my full support is behind the U.S. Courthouse project.

Sincerely,



Leo Bonarrigo



## BOSTON BAR ASSOCIATION

100 Beacon Street  
Boston, MA 02108  
(617) 742-0615  
FAX (617) 523-0127

### Officers

Margaret H. Marshall  
President  
Sandra L. Lynch  
President-Elect  
James J. Marcellino  
Vice-President  
Richard A. Soden  
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Raymond H. Young

August 6, 1992

BY HAND

Honorable Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street, Room 2000  
Boston, MA 02202

Re: Federal Court House - Fan Pier

Dear Secretary Tierney:

On behalf of the Boston Bar Association I am writing to comment on the new Federal Court House project proposed for the Fan Pier site in Boston, Massachusetts.

The Boston Bar Association is in favor of the construction of a new federal court house: the poor conditions of the existing facilities effect our clients, the conditions under which we work and the ability of the courts and their personnel to conduct business. The Boston Bar Association itself sponsored a meeting for many members of the bar to review and to comment on the proposal now under review. As users of the court house and citizens who work in Boston we believe that the projected design is one which will work well for all concerned. While we are supportive of the proposed building, we have also supported efforts to ensure a thorough public process for its development.

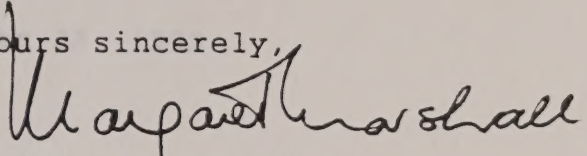
We commend the General Services Administration and the federal judges for conducting an open, inclusive and interactive review process both with the general public and with specific interested parties. The proposal has been well served by the process. We understand that changes to the project resulting from public comment have decreased the building footprint by 13,500 square feet, have enlarged the public water front park by one acre, have improved the internal facilities of public accommodation and have enhanced the street front design of the first floor spaces.



Honorable Susan Tierney  
Secretary  
August 6, 1992  
Page 2

The Boston Bar Association supports the public review process that has taken place and the changes that have been made to the project as a result. The outcome is a Federal Court House that will be a truly public building on an important site in Boston. We urge you to approve the proposal.

Yours sincerely,

  
Margaret H. Marshall  
President

cc: Boston Civic Design Committee  
Boston Redevelopment Authority

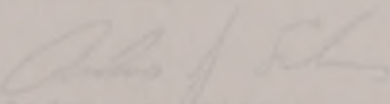
cs/7169M-41-42

bcc: Honorable Douglas P. Woodlock  
Honorable Stephen G. Breyer  
David A. Passafaro  
Sandra L. Lynch, Esq.  
Francis S. Moran, Jr., Esq.

Over the past several months, the project team has been out in the community, receiving and responding to their comments and concerns. The result is a better project, one that has been substantially altered to please its neighbors. The members of the Boston District Council urge that the project be moved forward as expeditiously as possible to the construction stage.

I respectfully request that you approve the Federal Courthouse with all due speed.

Sincerely,

  
Andria J. Gilina  
President

## BOSTON DISTRICT COUNCIL OF CARPENTERS, AFL-CIO

## United Brotherhood of Carpenters and Joiners of America

ANDRIS J. SILINS  
PRESIDENTDAVID P. DOW  
EXECUTIVE SECRETARY-TREASURERTHOMAS J. MARSHALL  
ASSISTANT TO THE PRESIDENT803 SUMMER STREET, SOUTH BOSTON, MA 02127-1616  
TELEPHONE (617) 268-3400

September 23, 1992

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney:

On behalf of the Boston District Council of Carpenters, I am writing in support of the new Federal Courthouse project for Fan Pier in Boston, Massachusetts.

The District Council is a Boston-based council with over 8 thousand members. Currently a disproportionate percentage of those members are unemployed. In addition to being a needed justice facility, the Federal Courthouse represents a key economic development project for the City of Boston and the region. It will bring 1500 construction jobs over the three and one-half year construction period. These jobs will come at a time when they are needed the most. Additionally the project will generate \$30 million in construction related spending.

Over the past several months, the project team has been out in the community, receiving and responding to their comments and concerns. The result is a better project, one that has been substantially altered to please its neighbors. The members of the Boston District Council urge that the project be moved forward as expeditiously as possible to the construction stage.

I respectfully request that you approve the Federal Courthouse with all due speed.

Sincerely,

Andris J. Silins  
President



# **BOSTON FREIGHT TERMINALS INC.**

Mail: P.O. Box 404  
South Boston, MA 02127

Telephone: 617-482-6222  
617-482-7170

Location: 31 Fargo Street  
South Boston, MA 02127

September 23, 1992

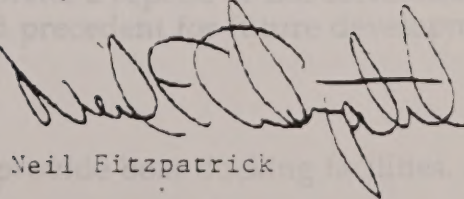
Ms. Susan Tierney:

As a business owner in the Fort Point Channel business community, I am pleased and excited at the prospects of the new U.S. courthouse construction site on the Fan Pier.

I have viewed sketches of the proposal and believe it is an attractive building that attempts to maintain a harbor line that is both beautiful and accessible to the public.

Business men and women in the area are readying themselves for a more active business climate. For many of us, the recession has left some deep financial scars and the Federal courthouse project is giving us restored hope in the future.

Very Truly Yours,



Neil Fitzpatrick

Bonded  
Customs Warehouse

• Air/Ocean  
Export  
Consolidation

• Domestic  
Storage

• Air/Ocean  
Import  
Deconsolidation

• Transfer  
Services

• Container  
Storage

SEP 23 '92 16:20



# Boston GreenSpace Alliance, Inc.

44 Bromfield Street #207 Boston, Ma. 02108 617-426-7980

Community Services and School Programs: 426-6597

September 29, 1992

Ms. Susan Tierney  
Secretary of Environmental Affairs  
100 Cambridge St.  
Boston, Ma. 02202

Re: Fan Pier Courthouse Project

Dear Secretary Tierney,

The Board of Directors of the Boston GreenSpace Alliance voted the following position regarding the proposed Fan Pier Courthouse Project currently being reviewed by Coastal Zone Management for Federal Consistency.

At the outset, we are very pleased with the progress this project has made in terms of meeting the public needs for waterfront access along the Boston waterfront. A number of our initial concerns based on preliminary presentations and the draft EIR/S have been addressed, such as expansion of the open space component of the project, the need for wind and shadow studies at this exposed site, the need for a landscape architect, and an adequate walkway along the water.

But while progress has been made and while we believe that the project's proponents are genuinely concerned with making the site "work" for the public's benefit, we believe that the current plans are both grossly inadequate and likely to result in an open space component that lacks excitement, public draw, and even utility for workers in the building. Our concerns should in no way be construed as opposition to this project, but rather to making it the best project for this unique site on the Boston waterfront, for potential visitors from the local neighborhood, other Commonwealth residents, and visitors to this city. As the site with the greatest potential—the only site with such potential—on the entire north shore of South Boston capable of providing an expanded node on the city's Harborwalk, it is essential that the project adequately address the issues that we raise. To not address these issues is to invite a reprise of the barrenness of City Hall Plaza and to set an extremely bad precedent for future development along the Commonwealth's waterfront.

## 1. Water Dependent Use

It is essential that the project provide boat docking facilities. At a

Officers  
President Lenny Stoddard, BUG at the Farm • Vice Presidents Lorraine Downey, City of Boston Environment Dept. • Jim Gorman, Arnold Arboretum Committee • Betsy Johnson, Claremont Neighborhood Assoc. • Treasurer Robert Weinberg, Friends of Post Office Square • Clerk Joseph Rogers, Eagle Hill Civic Assoc.  
Directors  
Clementina Acebedo, Oficina Hispana • Marla Bach, Friends of the Boston Harbor Islands • Vesper Gibbs-Barns, Franklin Park Coalition • Thelma Barros, Operation Food, Inc. • Stephanie Bothwell, Public Facilities Dept. • Linda Bowman, U/Mass Suffolk County Extension Service • Valerie Burns, Boston Natural Areas Fund • Isabella Callanan, Friends of Muddy River • Cletti Cervoni, Mass Audubon Society • Stacey Chacker, Neighborhood of Affordable Housing • Nathan Cooper, Roxbury Comp. Health Center • Ellen Cope, Trust for Public Land • Barbara Costello, Boston School Dept. • Charlie Doyle, Friends of Ringer Park • William Fitzgerald, Environmental Lobby of Mass. • Irene Gillis, Restore Olmsted's Waterway • Phebe Goodman, Copley Sq. Centennial Committee • Sarah Hamilton, MASCO • Bud Hansen, Forest Hills Cemetery • Charlie Hauck, Jamaica Pond Project • Jamie Hoyle, Mass. Horticultural Society • Janet Hunkel, League of Women Voters • Richard Iannella, Boston Code Enforcement Dept. • Judy Kilgore, Castle Square Day Care • Bill Knox, Boston Housing Authority • Henry Lee, Friends of the Public Garden & Common • Sheila Lynch, Save the Harbor/Save the Bay • Robert MacArthur, Allston-Brighton CDC • Jan Mastricola, Friends of the Training Field • Bob McDonnell, Center Street Environmental Group • Shirley Muirhead, Boston Redevelopment Authority • Rosa Navas, Boston Housing Partnership • Ed O'Brien, Dorchester Park Assoc. • David Queely, MDC • Polly Selkoe, Jamaica Hills Assoc. • Pauline Sheridan, Lower Roxbury Community Corp. • Robert Stephenson, Boston Fenway Program • Richard Thibideau, Dept. Environmental Mngmnt. • Evelyn Freeman-Vargas, Nuestra Comunidad • William Walczak, Columbia/Savin Hill Civic Assoc. • Peter Welanetz, Boston Society of Landscape Architects • Curtis Wells, Hyde Park High School • Vitoria Williams, Boston Parks and Rec. Dept. • Gerry Wright, Work Force of Jamaica Plain • Staff Mark Primack, Executive Director • Maryellen Sullivan, Community Service Coordinator • Kirk Meyer, School Program Director • Kevin Cherry, Bookkeeper • Ralph Child, Counsel, Palmer & Dodge



minimum this should include a float capable of handling water taxis and harbor cruise boats. As well, bollards must be provided so that private boats and visiting tall ships have a place to tie up. Openings in the seating wall leading to steps or ladders should be an integral component of the design. While the current EIS articulates five potential water dependent uses, the proponents have made no concrete commitments to any of these uses. It is essential that the project proponents make formally binding commitments to the provision of water dependent uses.

As well, we would like to see the project come closer to complying existing setback requirements for the site: 100 feet from Chapt. 91 or 50 feet from zoning regulations. We would consider a forty foot setback to be a reasonable compromise given the project's program.

## 2. Creating an Exciting and Attractive Open Space

For the site to become a destination—as befits its unique site—the open space component must be more dramatic and related to the waterfront. Turf, trees, and shrubs, even the seaside species which we heartily endorse, will not draw the public to this site from across or along Fort Point Channel or the Downtown waterfront. Though we understand the architect's devotion to buildings, our experience at City Hall Plaza and Copley Square is that open space must be more than a mere backdrop. We encourage you to require and support a more creative approach to open space development on this site, such as the proposal to locate a Harborkeeper station here, or, as one of our Board members suggested with good intent but tongue-in-cheek, a giant lobster, perhaps on the same lines as the sculpture which greets visitors to the Aquarium. Another idea which would attract the public to the site is a series of lighthouses, echoing the more famous lighthouses of the region. As well, the site needs provision of creative activities for children.

## 3. Community Involvement in the Design Process

For this site to reach its service potential, we believe that a clearly defined public process must be established by your office in conjunction with project proponents. While it is essential that residents of the local community be invited to participate in such a process, because the waterfront belongs to all the people of the Commonwealth, we believe that knowledgeable waterfront and open space advocates and businesspeople need to be involved as well. Such individuals will bring a broader perspective and years of experience to discussions about the site. The Spectacle Island and Charles River Crossing parkland committees are models of effectiveness which you should use in designating the composition of a committee for this site.

## 4. Northern Avenue Bridge

Failure to deal with pedestrian movement across the old Northern Avenue bridge is a recipe for creating an isolated site, bereft of energizing activity or commercial potential. Further, an inaccessible bridge will severely impinge on the continuity of Harborwalk and the public's access to the Boston waterfront.



## 5. Funding for Open Space and Water Dependent Uses

We are deeply concerned about the lack of funding committed to implementing any open space or boating component of this project. While we are willing to work towards gaining those funds, we would need to agree to a program and a planning process. Current allocations do a grave disservice to this site's potential and to the public's enjoyment of the Commonwealth resource which is the harbor.

In conclusion, your intervention is essential if this project is to meet its potential and to serve the public's interest in harbor access. We encourage you to act boldly and decisively. Thank you for listening

Sincerely,

Leroy Stoddard, President

Mark Primack, Exec. Dir.

cc: Judges Breyer and Woodlock  
Laurie Olin  
Paul Barrett, Boston Redevelopment Authority  
David Passafaro, McDermott and O'Neil  
General Service Administrator William Diamond



Raymond L. Flynn  
M-3147

Clarence I. Jones  
Chairman

Paul L. Barrett  
Director

One City Hall Square  
Boston, MA 02201  
TEL (617) 732-4300  
FAX (617) 387-5815

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

Dear Secretary Tierney:

The Boston Redevelopment Authority (BRA) has reviewed the project description and Massachusetts Coastal Zone Management (MCZM) consistency review submitted on behalf of the project, as well as the Final Environmental Impact Statement (FEIS) filed with the Federal Environmental Protection Agency. This letter sets forth the BRA's response to the project in terms of the city's economic development goals, Harborpark planning policies, and urban design standards. Further technical comments will be filed under separate cover.

The BRA affirms its support of a New Federal Courthouse on the Fan Pier site. The New Federal Courthouse promises to anchor a new frontier of development in Boston's historic Fort Point Channel District. A new vision of the Fort Point Channel District, forged through a comprehensive public planning process, calls for new jobs through a balance of manufacturing and commercial activity; new benefits to the surrounding neighborhood and the city as a whole; and dramatic new opportunities for all Bostonians to enjoy this magnificent portion of Boston's waterfront.

The new Courthouse will contribute directly to each of these objectives by bringing 1,500 construction jobs and 1,000 permanent jobs to the Fort Point Channel, in turn leading to over \$40 million in multiplier spending. The project also will provide residents of South Boston and the city with a 2.25 acre public waterfront park on one of the most prominent sites along Boston Harbor. The building's programs provides a variety of public facilities that respond to community interests and will help to make the Courthouse and park an important destination point along the waterfront.

Symbolically, the New Courthouse embodies both Boston's tradition as a seat of government, as well as the federal judiciary's important role in shaping New England maritime history.



## Harborpark Planning Policies

The city's Harborpark planning guidelines constitute important principles designed to protect, enliven, and make accessible one of Boston's most cherished resources, its waterfront.

The New Courthouse design embodies many of the Harborpark guidelines, and thereby promises to promote public access to and enjoyment of the waterfront at the Fan Pier site, and furthermore to promote active water dependent uses.

Through significant design refinements, the project has enhanced public access through the building from the main entrance to the waterfront park. The project will provide an 840 linear foot continuous addition to Harborwalk that will be available for a variety of water dependent uses. The project will rebuild the dilapidated wooden pier at the western edge of the site adjacent to the Channel, and will replace the existing floating dock and access gang plank.

While these minimum provisions for water dependent uses are encouraging, the Federal courts and the GSA have committed to a public process to significantly enhance current plans and programming for water dependent uses and to ensure that the waterfront park and other public spaces are active, useable, and accessible. The BRA feels that such a process is crucial, and should include the Fort Point Channel CAC and the BRA's Fort Point Channel Public Realm Planning Group who have made important progress in addressing many of the planning challenges of the area. The BRA strongly urges the GSA and the Federal Courts to consider the broader planning context of the Fort Point Channel basin, including the future of the Old Northern Avenue Bridge and its potential for expansion of water transit facilities, in formulating plans for open space and water dependent uses at this site.

## Urban Design

A great deal of public attention has been focused on the building's setback from the water's edge. While the majority of the building exceeds any city or state setback requirements, the western wing of the building intrudes into the water dependent use zone established by Harborpark guidelines and new zoning for the District.

The BRA has worked closely with the design team to review the building program and massing alternatives. Having reviewed numerous massing alternatives, it was determined that the building program could not be reasonably accommodated by an alternative massing without sacrificing critical building efficiencies, compromising the amount and quality of public open space, or increasing the building height.

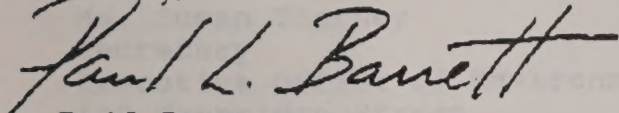
In assessing this issue, the BRA has relied significantly on the recommendation of the Boston Civic Design Commission. The Commission is comprised of a cross section of design professionals charged with reviewing large scale projects and other projects of special significance throughout the city. The Commission's review of this and all projects focuses on protecting and enhancing the public realm. The Commission has voted to recommend the general massing, siting and height of the project, including the close relationship of the building to the water's edge. The BRA and the Commission's review will continue, focusing on issues such as the design of the facades, particularly the Northern Avenue facade. The open space program and design also will be a significant focal point. There needs to be a larger appropriation for the public park program. The design of the program currently budgeted does not compare favorably to the quality and City standard expressed in other recently completed



waterfront projects such as Long Wharf, Rowes Wharf, Waterfront Park and Dry Dock Two at Charlestown Navy Yard.

In closing, I would like to note that the project team has made an extensive and successful effort over the past several months to meet with community interests to review the project and receive comments. The level of design effort and detail on several critical environmental issues has increased since the initial project submission in April. In light of this progress, and the weight of economic benefits and public amenities to be generated by this project, I urge your prompt approval.

Sincerely,



Paul L. Barrett  
Director

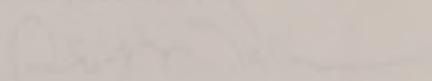
Dear Ms. Tinkov:

The United States Courthouse will give a new life to the shoreline of Boston Harbor in the Fort Point Channel area.

Business in this section of the city are looking forward with great enthusiasm to welcoming our new Federal neighbors and are in full support of this project.

We are hopeful that the population influx created by the new courthouse will add to boost the local economy, especially the area businesses.

Sincerely,



Robert J. Conroy  
General Manager

Enclosed

Boston Wharf Co.

Boston Wharf Co.  
253 Summer Street  
Boston, Massachusetts 02210 USA  
Telephone (617) 426-6034  
Facsimile (617) 330-5113

September 24, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, Massachusetts 02202

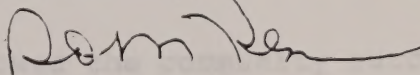
Dear Ms. Tierney:

The United States Courthouse will give a face lift to the shoreline of Boston Harbor in the Fort Point Channel area.

Businesses in this section of the city are looking forward with great enthusiasm to welcoming our new federal neighbors and are in full support of this project.

We are hopeful that the population influx created by the new courthouse will aid to boost the local economy, specifically the area businesses.

Sincerely,



Robert N. Kenney  
General Manager

RNK/bld



# Building and Construction Trades Council of the Metropolitan District

AFFILIATED TO THE

## BUILDING AND CONSTRUCTION TRADES DEPARTMENT

A.F.L.-C.I.O.

### TERRITORIAL JURISDICTION

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TELEPHONE

617 - 282-0080

643 MORRISSEY BOULEVARD

SUITE 2

BOSTON, MA 02122-3520

September 22, 1992

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney,

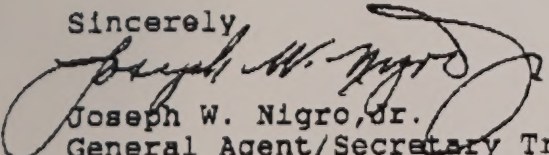
On behalf of the Greater Boston Building Trades Council, I am writing in support of the new Federal Courthouse project for the Fan Pier area in Boston, Massachusetts.

The Council supports the courthouse as a needed justice facility in our city and as a major source for the revitalization of the Fort Point Channel area in which it will be located. It is an important federal investment in the City of Boston and a crucial economic development project for the area. Over the 3 1/2 year construction period, the courthouse will bring 1,500 construction jobs to Boston at a time when they are most needed. It is also estimated that the project will generate \$30 million in construction related spending.

As an interested party, I have followed the community outreach process on this project. I believe that the project proponents, the General Services Administration and the federal judges, have conducted an effective process and have listened and responded to community concerns. The result is a stronger project.

I urge you to approve the Federal Courthouse project in as expeditious a manner as possible.

Sincerely,

  
Joseph W. Nigro, Jr.  
General Agent/Secretary Treasurer  
Boston Building Trades Council

# Bethany's

332 Congress Street  
253 Summer Street  
Boston, MA 02210  
Tel: 617 423-4042  
Fax: 617 451-5857

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September 23, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

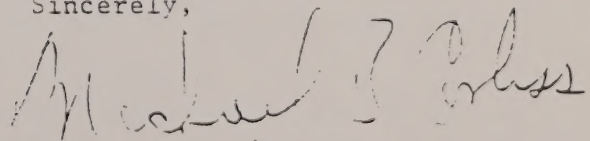
Dear Ms. Tierney:

The activity that the Federal courthouse will create for the Fort Point Channel section of the City of Boston is most welcomed.

I hope that this project will be completed in a timely manner for the local businesses are anxious to see their neighborhood revitalized.

Please consider this letter my strong support of the Federal courthouse project to be constructed on the Fan Pier.

Sincerely,



Michael Corliss



DANIEL F. CRONIN

ATTORNEY AT LAW

540 EAST BROADWAY

SOUTH BOSTON, MASSACHUSETTS 02127

TEL (617) 268-3100

FAX (617) 268-9643

September 24, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

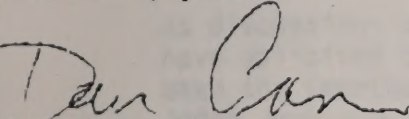
Dear Ms. Tierney:

As an attorney, with an office very near the designated Fan Pier site for the new United States courthouse, I respectfully offer my support.

This support stems obviously from professional advantages that may be forthcoming; however, I personally am gratified by the architectural design chosen and the plans for beautifying the area with a public-access park.

As a Bostonian first, lawyer second, I treasure our Historic harbor. The Federal courthouse project has had the foresight to safeguard Boston's harbor line and for that I am grateful.

Very truly yours,

  
Daniel F. Cronin

DFC/k1

**Dockside Place • Managing Board**

Box 100 • 15 Sleeper Street • Boston, Massachusetts 02210

September 28, 1992

Ms. Susan Tierney  
Secretary  
Massachusetts Department of  
Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

Dear Secretary Tierney:

I am writing on behalf of the Dockside Place Condominium Association in support of the new Federal Courthouse. With 88 residential units at 15 and 33 Sleeper Street, we are immediate neighbors to the Courthouse and are the largest residential community in the Fort Point Channel area.

The residents of Dockside Place welcome the Federal Courthouse as a new neighbor. We believe that the Courthouse can form an anchor for development in the Fort Point Channel area that will enhance the neighborhood and add new life to an historic part of Boston. It can serve as a positive catalyst for increased development. We are pleased that the height of the Courthouse is in keeping with the height of the existing buildings in this area. This sets an appropriate precedent for contextual development.

As discussions on the plans for the Courthouse have proceeded, the judges have solicited comments from neighbors and welcomed suggestions on how to make the Courthouse an effective part of the neighborhood. For example, Judge Woodlock recently met with our Board of Trustees. He clearly demonstrated an interest in working with the community and responding to our interests.

This sensitivity to the community has resulted in design changes to enhance the appearance of the facade that faces our community, a redesign of the entrance both from the street side and the waterfront side of the building to make the building more approachable, and commitments to public cafe and restaurant space, public meeting space, exhibition space for local artists and off-hour access to the building for the community. These design and programming commitments represent a good beginning to make the Courthouse an important and vibrant part of the community and the city.

We have high expectations for those proposed amenities for public access and use of the Courthouse. When the Courthouse is in operation, we trust that they will be instituted and maintained with the same community spirit. We would like to see a mechanism provided to ensure that this happens.



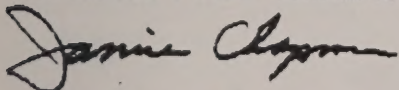
Ms. Susan Tierney  
September 28, 1992  
Page 2

There is more to be done to ensure that the Courthouse fulfills the promise and broader usefulness of its spectacular and unique site. While the government has stated its commitment to public waterfront access and to incorporating water-dependent uses, these plans are far from complete at this time. The design of the waterfront park must recognize the community's interest in having a connection with the water. Plans must be developed for water taxi and other boating opportunities at the site. The connection to downtown Boston over the Old Northern Avenue Bridge is unsettled. Convenient pedestrian access must be maintained if the Courthouse is to be easily accessible.

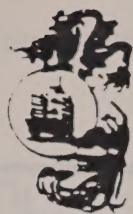
Little work has yet been done on these issues, although they have been clearly recognized as important. The government has proposed, and we support, the formation of a citizens group to articulate and help develop the public program for the park, the waterfront and the public space within the Courthouse. As the nearest residential neighbors to the site, and the most likely park-goers, Dockside Place residents are committed to serving on this citizens committee and to work with the government to develop the best possible program for the site.

With these concerns articulated and with the expectation of a continuing dialog with the community, we look forward to seeing the new Federal Courthouse become a reality.

Sincerely,  
Dockside Place Condominium Association



Jamie Chapman  
President



海灣酒家  
**EASTERN PIER  
SEAFOOD  
RESTAURANT**

Hong Kong and Szechuan Cuisine

423-7758  
423-7757

237 NORTHERN AVE.  
BOSTON, MA. 02210

RECEIVED  
SEP 30 1992  
MEPA

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

The proposed Federal Courthouse project scheduled to be built in South Boston at the Fan Pier will add a whole new life to our community.

From a personal viewpoint, I am happy that the plans include a park area for the public; and from a business standpoint the prospects for increased business are boundless.

I urge you to proceed with the construction of the U.S. courthouse as soon as possible.

Sincerely yours.

*David H. Tsang*  
Owner/Manager

DAVID H. TSANG  
9/29/92

Community Review and Process: As part of the EIS, several public meetings were held to discuss the project and to address the concerns of the community. The EIS also includes a detailed description of the project and its impacts on the environment. The EIS also includes a detailed description of the project and its impacts on the environment. The EIS also includes a detailed description of the project and its impacts on the environment.



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# Fort Point Channel Citizens Advisory Committee

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Lawrence A Dwyer, Chairman

October 16, 1992

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston MA 02202

Dear Secretary Tierney,

On behalf of the Fort Point Channel Citizen's Advisory Committee (FPCAC), I am writing in support of the new Federal Courthouse in South Boston and take this opportunity to request that you approve the project.

As part of their extensive community outreach process, the project proponents have made two formal presentations to the FPCAC in meetings on June 16 and August 15, 1992 as part of a review process involving six meetings overall. In addition they have had several meetings with individuals and groups who are represented on the FPCAC.

In our April 23, 1992 letter to you we had expressed the FPCAC's concern's about the project. Since that time, as a result of a healthy dialogue in an improved public review process, we believe that the General Services Administration has successfully addressed all of the FPCAC issues to the degree possible at this time.

**Community Review and Process:** As mentioned above, under the aegis of the FPCAC, several public meetings have occurred and there has been ample opportunity for the residents of South Boston and Fort Point Channel to review, discuss and interact with the project team. The FPCAC has agreed to coordinate a second round of public review meetings for the purposes of public open space design and the development of a funding strategy.

**Public Access:** The issue of public access and the physical and visual openness of the project has been addressed by (i) the reduction of the building foot print by approximately 13,000 square feet, (ii) the change to a single grade level between the covered arcade and the pedestrian sidewalk along the channel side of the project and (iii) maintenance of the building as a low-rise structure.

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1010 Massachusetts Ave., Boston MA 02118

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FPCAC to Tierney  
Page Two

**Open Space:** The project team has made many refinements to the open space/landscape plan that are consistent with the comments of the FPCAC. The project team has committed that 2.25 acres of the site will be open space and that approximately 50% of the entire site will be publicly accessible.

**Public Transit:** As part of the proposed South Boston Piers/Fort Point Channel Transit Project a new MBTA station will be built adjacent to the Courthouse site. The transit line, to be operational prior to the completion of the Courthouse, will greatly improve public access to the facility. The FPCAC has been working with the MBTA and the Boston Transportation Department to dovetail the two projects.

Further, the Supplement Draft Environmental Impact Report submitted to you has a number of positive design changes. These include:

The reduction of the total building area to 740,000 square feet by reducing the building footprint by 13,500 square feet;

The setback of the northeast wing being increased to approximately 253 feet from the waters edge;

The height of the tallest section of the building being reduced from 146 to 131 feet;

The amount of interior building area dedicated to facilities of public accommodation being increased to approximately 147,000 square feet or 25% of the occupiable building area;

the amount of public open space being increased by 13,500 square feet to 50% of the total site area;

Public access to the site and to the waterfront park at the site being improved through the addition of the 28 foot wide reconstructed pier at the west wing;

The ground surface of the public park being raised to the second level, providing direct public ingress/egress from the facilities of public accommodation located on the second floor; and

The main entrance atrium being made more welcoming, by blending the necessary security measures into the design of the atrium area through the use of space and pillars, introducing a split curved staircase, and providing direct sunlight into the area.

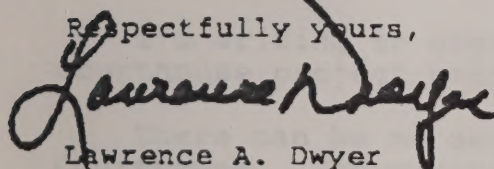


FPCAC to Tierney  
Page Three

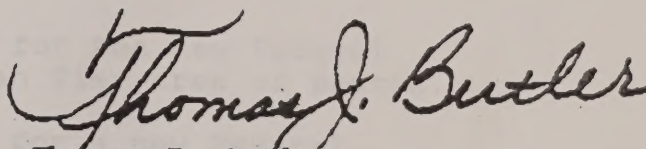
These changes in the supplement document have addressed favorably all of the concerns of the Fort Point Channel Citizens Advisory Committee to date. We believe that this project is crucial to initiate the revitalization of this section of South Boston. The FPCAC requests that you approve the project expeditiously.

The FPCAC will continue to work with your offices and all State and City agencies involved to refine and improve this project. Given the unique nature of this project we believe this second round of public process we are about to engage in is appropriate. The Fort Point Channel Citizens Advisory Committee has agreed to conduct a process with the proponents to plan, design and develop a funding strategy for an expanded public park and to discuss public uses and activities inside the building as well. If we can be of any assistance to you now or in the future do not hesitate to let us know.

Respectfully yours,



Lawrence A. Dwyer  
Chairman



Thomas J. Butler  
Vice-Chairman

cc: Mayor Raymond L. Flynn  
Paul Barrett, Boston Redevelopment Authority  
Councillor James Kelly  
Senate President William Bulger  
Representative Paul Gannon

(2623Y)

GOODWIN, PROCTER & HOAR

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

COUNSELLORS AT LAW

EXCHANGE PLACE

BOSTON, MASSACHUSETTS 02109-2881

TELEPHONE (617) 570-1000

TELECOPIER (617) 523-1231

TELEX 94-0640

CABLE - GOODPROCT BOSTON

ROBERT B. FRASER, P.C.

617 570-1234

August 18, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney:

I'm writing to urge your approval for the new Federal Courthouse project proposed for the Fan Pier area of Boston.

There can be no doubt of the need for a new Federal Courthouse. The sub-par conditions of the existing Courthouse are a detriment to the federal judicial system in this Commonwealth. The inadequacies of the present facilities have a substantial adverse effect on the members of the judiciary, the attorneys and related personnel. As a major law firm in the City of Boston with substantial business within the federal judicial system, we are always supportive of the proposal to provide facilities which will enable the federal judicial system to function effectively and efficiently in the modern world.

I am generally aware of both the site selection process carried on by the General Services Administration, the federal judiciary, the City of Boston and other public officials and the more recent public review process that has been conducted relative to the Fan Pier site. The recent public review process and the public comment received incident to the process have resulted in major changes to earlier plans, including the diminution of the building footprint, the increase in the size of the proposed public waterfront park and the upgrading of both internal facilities and the streetfront design.

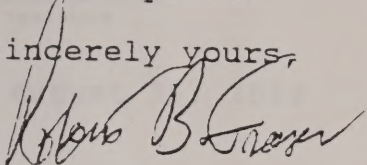


GOODWIN, PROCTER & HOAR

Ms. Susan Tierney  
August 18, 1992  
Page 2.

We are wholly supportive of the proposal and we commend the public review process that has taken place.

Sincerely yours,

  
Robert B. Fraser, Chairman  
Management Committee

RBF/tnb

WP-3140/P

# HALE AND DORR

COUNSELLORS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

60 STATE STREET

BOSTON, MASSACHUSETTS 02109

(617) 742-9100

(TELECOPIER)

(617) 347-6133 (617) 742-9100

TELEX 94-0472

MANCHESTER OFFICE  
1155 ELM STREET  
MANCHESTER, NH 03101  
(603) 627-7600

WASHINGTON OFFICE  
THE WILLARD OFFICE BUILDING  
1455 PENNSYLVANIA AVE., N.W.  
WASHINGTON, D.C. 20004  
(202) 393-0800

August 26, 1992

Ms. Susan F. Tierney  
Secretary of Environmental Affairs  
Commonwealth of Massachusetts  
Executive Office of Environmental  
Affairs  
100 Cambridge Street  
20th Floor  
Boston, MA 02202

Re: Federal Courthouse

Dear Secretary Tierney:

As a member of the Bar, and as a person who has been involved with the Greater Boston Chamber of Commerce, the Coordinating Committee, and the Massachusetts Business Roundtable as they in turn have addressed land use planning issues affecting the City of Boston, I wish to take this occasion to give my strong endorsement to the courthouse project proposed for the Fan Pier in Boston.

I need not add to the voluminous arguments supporting the need for a new courthouse but wish only to highlight the sense of excitement I have for the architectural statement proposed for the courthouse and the intended multifaceted role of this structure as a public place for uses far beyond what is represented by the activity of the courts alone. The proposal represents an opportunity for a great public meeting place, a true civic center, all of which represent significant societal values which are often lost in public buildings. Archeologists confirm that civilizations are marked by their public buildings, and we have unfortunately in the last several decades missed the opportunity to place a contemporary cultural footprint on our public structures. The design and location of this building as a harbor beacon represents symbolism which raises the human spirit. That

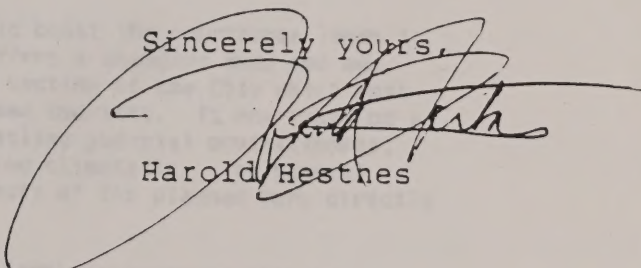


Ms. Susan F. Tierney  
Secretary of Environmental Affairs  
August 26, 1992  
Page 2

this combines with the traditional "halls of justice" becomes an important societal statement in which many undoubtedly will share.

Aside from the exciting statement which this proposal represents, I have also been made aware of the extensive process for public comment and involvement in the design of this structure and the responsiveness of the architects to the public comment which was received. Both the judges who have initiated this process and the GSA should be commended for the opportunities they have provided for public comment, but more significantly for the attention which they have paid to the many valid suggestions provided at these public forums. An open process has resulted in substantive improvement in concept. I strongly urge approval of this project.

Sincerely yours,



Harold Hestnes

HH/cam



The restaurant with an ocean of window dressing.

September 24, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, Massachusetts 02202

Dear Ms. Tierney:

As the owner and operator of Jimmy's Harborside Restaurant, I welcome the prospect of a new federal courthouse to be located on the Fan Pier. This location is approximately 2,640 feet from my property and as a result offers me the potential of increased business.

Aside from the obvious economic boost the courthouse lends to this region, it more importantly offers a changing mood and new neighborhood character. This is a section of the City which most recently only attracted fishermen and tourists. It now takes on a new image, blending itself with bustling judicial professionals, career employees, lawyers, and varied clientele. The general public will be attracted to the beauty of the planned park directly on the shoreline of Boston Harbor.

I believe this project is the first encouraging step in revitalizing the Fort Point Channel area, and we at Jimmy's Harborside Restaurant look forward to it with great anticipation.

Very truly yours,

JIMMY'S HARBORSIDE RESTAURANT, INC.

CHARLES J. DOULOS  
Owner/President

CJB:tc





From the desk of

*James M. Kelly*

BOSTON CITY COUNCIL - DISTRICT TWO

635-3203

635-3452

*Carol Geary*  
Chief of Staff

*Paul J. Walkowski*  
Legislative Coordinator

*Annmarie Geary*  
Secretary

September 10, 1992

Honorable Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street, Room #2000  
Boston, MA 02202

RE: Federal Courthouse - Fan Pier

Dear Secretary Tierney:

I am writing to urge your approval for the new Federal Courthouse project proposed for the Fan Pier area of South Boston.

As the City Councillor representing South Boston, I convened a meeting of neighborhood leaders from the Andrew Square Civic Association and the South Boston Citizens Association: representatives of South Boston's elected officials including staff from the offices of Senate President William Bulger, State Representative Paul Gannon, and U.S. Representative J. Joseph Moakley; and City officials representing the Mayor's office and the Boston Redevelopment Authority to review the project with the G.S.A.. After a thorough presentation, our group concluded that the physical changes to the project and the openness of the process have contributed to serving the interests of our neighborhood.

Specifically, we are pleased that the project team has worked to keep the building at a low height and have included a significant public open space at the water's edge. Both of these features respect the wishes of South Boston residents to ensure that the new federal courthouse is a building that allows public accessibility and does not block South Boston's view to the harbor. Additionally, representing as I do many working families of the City, I am supportive of the project because of the construction jobs it will

Richard M. Lane

Attorney at Law

100 Cambridge Street

Boston, MA 02142

create for the union building trades.

The new federal courthouse project has met or exceeded the concerns of South Boston residents. I respectfully request that you approve the project.

September 26, 1990

Sincerely,

James M. Kelly

James M. Kelly  
Boston City Council

Executive Director of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02142

Executive Director of Environmental Affairs

Dear Mr. [Name]:

I am pleased to hear that the project is moving forward. I am confident that the project will be completed on time and within budget. I am also pleased to hear that the project is receiving the support of the community. I am confident that the project will be a success.

I am particularly pleased that the Court will provide additional support to develop an understanding of the project. I am confident that the project will be a success. I am also pleased to hear that the project is receiving the support of the community. I am confident that the project will be a success.

I am also pleased to hear that the project is receiving the support of the community. I am confident that the project will be a success. I am also pleased to hear that the project is receiving the support of the community. I am confident that the project will be a success.

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I am confident that the project will be a success. I am also pleased to hear that the project is receiving the support of the community. I am confident that the project will be a success.

Very truly yours,

Richard M. Lane

Richard M. Lane  
Attorney at Law



*Richard M. Lane*

*Attorney at Law*

*546 East Broadway*

*South Boston, Massachusetts 02127*

*(617) 268-4230*

September 24, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

**REGARDING:** Federal Courthouse/Fan Pier Outreach

Dear Ms. Tierney:

Kindly accept this correspondence as my endorsement in support of the building of the new United States Courthouse in the Fort Point Channel area of the City of Boston on the Waterfront.

I am particularly delighted that the Court will provide educational programs to develop an understanding of the court system for children and students in Boston's public and private schools. I am confident that the South Boston community will be included in this program.

It is my understanding that the needs of the South Boston community will be met and the development of this project will enhance the area in both its appearance and to increase business opportunities. It should also create hundreds of desperately needed jobs.

I look forward to the new opening of the Federal Courthouse building and am pleased to wholeheartedly endorse this project.

If there are any questions in this regard, please contact my office.

Very truly yours,

*Richard M. Lane*

Richard M. Lane  
Attorney at Law



LAWYERS COMMITTEE FOR A NEW  
FEDERAL COURT HOUSE IN BOSTON

SUITE 2200  
ONE BEACON STREET  
BOSTON, MA 02108

October 23, 1992

CO CHAIRMAN  
JAMES D. ST. CLAIR, ESQ.  
BOSTON, MA  
617/742-9100

CO CHAIRMAN  
RICHARD K. DONAHUE, ESQ.  
LOWELL, MA  
508/458-8887

SECRETARY TREASURER  
DANIEL D. MAHONEY, ESQ.  
BOSTON, MA  
617/373-0100

BY HAND

EMIL F. ATHANASOULIS, ESQ.  
BOSTON, MA

JOSEPH J. BALLIRO, ESQ.  
BOSTON, MA

JULIANE BALLIRO, ESQ.  
BOSTON, MA

WILLIAM E. BERNSTEIN, ESQ.  
WORCESTER, MA

JOHN T. BRODERICK, JR., ESQ.  
MANCHESTER, NH

THOMAS D. BURNS, ESQ.  
BOSTON, MA

CHARLES S. COHEN, ESQ.  
SPRINGFIELD, MA

CHARLES CORDERO, ESQ.  
OLD SAN JUAN, PR

JOHN J. CURTIN, ESQ.  
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W. WRIGHT DANENBARGER, ESQ.  
MANCHESTER, NH

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BOSTON, MA

DOUGLAS I. FOY, ESQ.  
BOSTON, MA

GERALD GILLERMAN, ESQ.  
BOSTON, MA

MICHAEL S. GRECO, ESQ.  
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BOSTON, MA

JOHN W. HENN, ESQ.  
BOSTON, MA

KAREN J. KEPLER, ESQ.  
BOSTON, MA

RALPH I. LANCASTER, JR., ESQ.  
PORTLAND, ME

PETER M. LAURIAT, ESQ.  
BOSTON, MA

REGINALD C. LINDSAY, ESQ.  
BOSTON, MA

THOMAS P. MAFFEI, ESQ.  
BOSTON, MA

GAEL MAHONY, ESQ.  
BOSTON, MA

ANTHONY G. MASSIMIANO, ESQ.  
PITTSFIELD, MA

ROBERT W. MESERVE, ESQ.  
BOSTON, MA

JACK B. MIDDLETON, ESQ.  
MANCHESTER, NH

CORNELIUS J. MOYNIMAN, JR., ESQ.  
BOSTON, MA

RICHARD L. NEUMEIER, ESQ.  
BOSTON, MA

J. NORMAN O'CONNOR, ESQ.  
ADAMS, MA

RUDOLPH F. PIERCE, ESQ.  
BOSTON, MA

WALTER S. PRINCE, ESQ.  
BOSTON, MA

BRUCE C. RAMSEY, ESQ.  
BOSTON, MA

L. JONATHAN ROSS, ESQ.  
MANCHESTER, NH

BERGE C. TASHJIAN, ESQ.  
WORCESTER, MA

GEORGE W. VETTER, JR., ESQ.  
PROVIDENCE, RI

Secretary, Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

*Re: New Federal Court House*

Dear Secretary Tierney:

On behalf of the Lawyers Committee for a New Federal Court House in Boston, a committee first organized in 1988, we are writing in support of the MCZM Consistency Certification Statement filed by General Services Administration for the above-referenced project on August 31, 1992. We believe that the project team has made appropriate changes to the project in order to comply with the policies of the Massachusetts approved coastal management plan to the maximum extent practicable.

The project team has conducted an extensive community outreach process and through that process has identified several concerns of harbor activists, residents, neighbors, businesses, and the judicial community. The following modifications have been made to the design to comply to the maximum extent practicable with the Massachusetts Coastal Zone Management Plan:

1. The total area of the building has been reduced to 740,000 gross square feet by reducing the building footprint by 13,500 square feet.
2. The setback of the northeast wing has been increased to approximately 258 feet from the shoreline.
3. The height of the tallest part of the building has been reduced from 146 feet to 131 feet.



Secretary Susan Tierney

October 23, 1992

Page 2

4. The amount of public open space and interior building area dedicated to facilities of public accommodation have been increased to 25% of the total useable building area.
5. Public access to the site and the waterfront park at the site have been improved through the addition of the 28-foot wide reconstructed pier near the Northern Avenue entrance.
6. The currently funded design of the new Court House includes a ticketing office and public restrooms to support a water shuttle or water cruise service, provisions for a new floating dock, as well as tie-up cleats and bollards along the entire water's edge of the site.

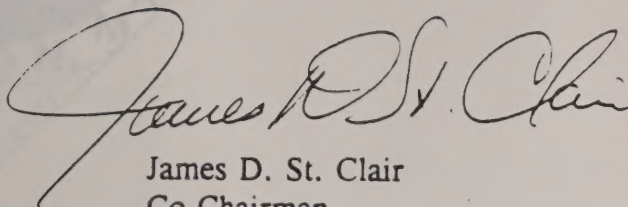
In addition to these physical changes to the design of the project, GSA has committed to an on-going working relationship with the Fort Point Citizens Advisory Committee and additional interested parties, including your good offices, in order to continue the positive dialogue about public access, the programming and funding of open space and water dependent uses for the site.

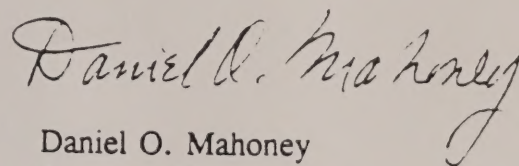
Finally, we understand that one of the outstanding concerns of your office and of some interested parties is the size of the setback along the Northern Avenue entrance. We believe that the size of the setback has been determined by a design concept that balances several, sometimes competing, elements of the project. These elements include: the overall height of the project; the need for a welcoming entrance at Northern Avenue and Farnsworth Street; the programmatic needs of the courts; the architectural integrity of the design, the level of appropriations for design and construction; and the existing terms and conditions of the purchase and sale agreement. We believe that any changes to the delicate balance of the design, particularly, a change that decreases the size and amount of public space and seating within the courtrooms would be a great disservice to the public purpose of the building.

Secretary Susan Tierney  
October 23, 1992  
Page 3

For the foregoing reasons, we urge that you approve the MCZM Consistency Certification Statement as expeditiously as possible so that the project may continue forward on time and within budget.

Sincerely yours,

  
James D. St. Clair  
Co-Chairman

  
Daniel O. Mahoney  
Secretary-Treasurer





# L I G H T S H I P S

---

## GALLEY 'N' GROG

310 CONGRESS STREET  
BOSTON, MASS. 02210  
TELEPHONE 350-6001  
FAX 482-0556

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

Charlie Murphy  
Belermatt, O'Neill & Associates  
25 State Street  
Boston, MA 02109

Dear Mr. Murphy,

I'm writing you today to tell you of our companys support for the Federal Court House. We feel this will be a very positive project for this water front community and it would bring some much needed business to the area. If there is anything we can do to assist you please feel free to let us know.

Sincerely,

Sheldon M. Cohen  
Director of Operations

94 Charles Street  
Boston, MA 02114-4643

Edward J. Logue  
President

(617) 720-1234  
FAX (617) 742-1234  
RECEIVED

October 21, 1992

OCT 23 1992

MEPA

Hon. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

Dear Secretary Tierney,

Re: Federal Courthouse on the Fan Pier

I have studied the question of site location for the Federal Courthouse in Boston. The building must house a large number of court rooms and related facilities for we are a most litigious people.

The decision to have a building of moderate height is a wise one. Towers are not friendly buildings for occasional visitors. This building will invite the public in a way a tower never could or would.

Given the large footprint that must result, the site chosen is far and away the best site.

Believe it or not, there are no other suitable sites in the downtown area. Even the BRA study could not come up with any suitable sites. The New Chardon Street parcel has been recommended for an urgently needed new state courthouse.

When one examines the downtown area and marks down the new buildings and the ones that have been landmarked, there are no sites that meet this footprint.

The site is easy to walk to. A new rapid transit line will soon service the area.

Very important, in my view, is the fact that building the courthouse on the Fan Pier will encourage planned and orderly development of the entire Fort Point Channel area as proposed by the BRA.

More than any other city I know, Boston has grown in segments often on filled land. The filling here was done long ago. The original uses are gone. The courthouse will generate a new period of development.



Hon. Susan Tierney

2

October 21, 1990

I have studied Mr. Cobb's design. It suits the site admirably well. The planned park and dock will be a great boon.

The setbacks are fine for this site. The Chapter 91 setbacks should never have been applied to Boston. We now have one of the finest, most people friendly waterfronts in the world. If those standards were in place, Boston's waterfront would be a dreary place as indeed it was when I first studied it in 1960.

I urge you to approve this project.

Thank you for your consideration.

Very best wishes.

Sincerely,

*FD Lucas*

Dear Susan Secretary:

I am writing to you as a member of the Massachusetts Bar and as a citizen who has been extensively involved in issues pertaining to land use, community development and urban renewal. I express my endorsement of the waterfront project proposed for the Fan Pier in Boston. The project, which has been followed in this case, has been informative, broadly participatory and beneficial to the community. The architecture and design of this project have shown remarkable vision in creating a public facility and center at the turn of the century. The inclusion of bicycle transportation, the coordination of related public projects, and the expansion of public access to the harbor are all tremendously valuable assets benefiting the entire community. The placement of this public facility, in an urban setting, represents the deployment of public facilities in a commercial center as well as to urban, beautify and revitalize the regional city.

## MAHONEY, HAWKES &amp; GOLDINGS

ATTORNEYS AND COUNSELLORS AT LAW

40 ROWES WHARF

BOSTON, MASSACHUSETTS 02110

TELEPHONE (617) 439-7600

TELECOPIER (617) 737-3521

NORTH SHORE OFFICE

EIGHTEEN DALE AVENUE

GLOUCESTER, MASSACHUSETTS 01930

CHARLES FRANCIS MAHONEY  
 MORRIS M. GOLDINGS  
 WILLIAM S. HAWKES  
 MARK PETERS  
 H. GLENN ALBERICK  
 FRANCIS ALLOT GERSHWIN  
 BRUCE W. EDMANIS  
 JOHN E. BRADLEY  
 ALEXANDER A. BOVE, JR.  
 STANLEY D. CHARNOT

OF COUNSEL

BARRY BROWN  
 JOHN H. FLOOD

RICHARD S. JACOBS  
 JAMES B. COX

ELLEN S. SHAPIRO  
 JOHN W. FEE, III  
 PETER J. HARRINGTON  
 JONATHAN G. BAKER  
 C. FORBES SARGENT III  
 DAVID R. KERNICAN  
 AMY J. AXELROD  
 DANIEL W. DORRITY  
 ALICE E. MOORE  
 J. TODD FERNANDEZ  
 JERRY A. CELLUCCI  
 JOHN F. ATLASER, JR.  
 R. DAVID BECK  
 VICTORIA A. HOLIAN  
 LAWRENCE G. HOYLE  
 KATHLEEN LEVIN

September 23, 1992

Honorable Susan F. Tierney  
 Secretary of Environmental Affairs  
 Executive Office of Environmental  
 Affairs  
 100 Cambridge Street  
 20th Floor  
 Boston, Massachusetts 02202

Dear Madam Secretary:

I am writing to you as a member of the Massachusetts Bar and as a citizen who has been extensively involved in issues pertaining to land use, community development and renewal, to express my endorsement of the courthouse project proposed for the Fan Pier in Boston. The process, which has been followed in this case, has been informative, broadly participatory and beneficial to the community. The architects and proponents of this project have shown remarkable vision in locating this public facility and center at the threshold of what promises to be the new Boston of her next century. The inclusion of expanded transportation, the coordination of related public projects, and the expansion of public access to the harbor are all immeasurably valuable assets benefitting the entire Commonwealth. The placement of this public facility, in my judgment, represents the deployment of civic functions in a monumental manner so as to adorn, beautify and civilize our capital city.



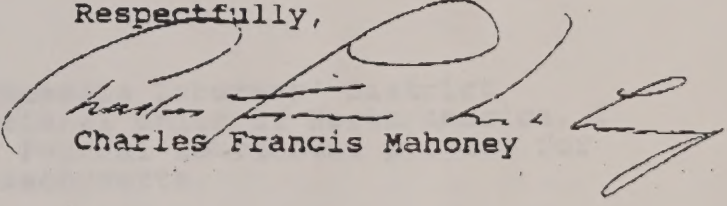
## MAHONEY, HAWKES &amp; GOLDINGS

Honorable Susan F. Tierney  
September 23, 1992  
Page Two

The judges and the General Services Administration and their professional support team are to be commended for their farsighted approach to this important project. Their responsiveness to the suggestions which have been made at the public hearings and the incorporation by them of many of the suggestions that have been made has resulted in a better project.

I respectfully urge your approval so that Massachusetts may have the benefit of an urgently needed new court facility in what promises to be one of America's most beautiful judicial centers.

Respectfully,

  
Charles Francis Mahoney

CFM:vrr

MASSACHUSETTS LABORERS' DISTRICT COUNCIL  
of the Laborers' International Union of North America, AFL-CIO

7 Laborers' Way  
Hopkinton, Massachusetts 01748  
Fax (508) 435-7982

Hopkinton Telephones:  
(508) 435-4164  
(508) 435-4253

Boston Telephones:  
(617) 969-4018  
(617) 969-4019

September 23, 1992

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney:

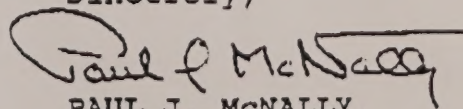
On behalf of the Massachusetts Laborers' District Council of the Laborers' International Union of North America, I am writing in support of the new Federal Courthouse project for the Fan Pier area in Boston, Massachusetts.

The Laborers' International Union Local 223 is a Boston-based local with 1700 members. Currently 50% of those members are unemployed. In addition to being a needed justice facility, the Federal Courthouse represents a key economic development project for the City of Boston and the region. It will bring 1,500 construction jobs over the three and one-half year construction period. These jobs will come at a time when they are needed the most. Additionally, the project will generate \$30 million in construction related spending.

Over the past several months, the project team has been out in the community, receiving and responding to their comments and concerns. The result is a better project, one that has been substantially altered to please its neighbors. The members of the Laborers' International Union of North America urge that the project be moved forward as expeditiously as possible to the construction stage.

I respectfully request that you approve the Federal Courthouse project with all due speed.

Sincerely,

  
PAUL J. McNALLY,  
Business Manager

PJM/ck



# The McCourt Company, Inc.

21 Merchants Row  
Boston, Massachusetts 02109  
(617) 227-5400

September 23, 1992

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, Massachusetts 02202

Re: New Federal Courthouse: Boston, MA

Dear Secretary Tierney,

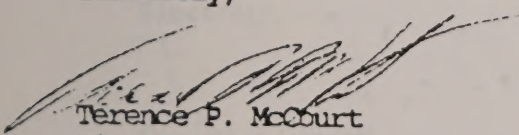
We are writing in support of the new Federal Courthouse project for the Fan Pier area in Boston, Massachusetts.

This is an important project for the City of Boston. It is a substantial federal investment in the city and a key economic development project for the area. It is also a needed judicial facility. The construction of the federal courthouse will spur revitalization of the Fort Point section of Boston and bring new development to a significant site on Boston Harbor. The courthouse project will also have the beneficial effect of creating jobs in the depressed construction industry.

Over the past several months, we have observed the community outreach and development review process on this project. We have had the opportunity to express our views to the project team. We believe the project has been enhanced as a result of this dialogue and we stress the importance for future opportunities to provide input as the plans for the project progress.

We reiterate our support for the New Federal Courthouse project. Thank you for this opportunity to present our comments.

Sincerely,



Terence P. McCourt  
Vice President  
General Counsel

TPM/jy



# 9101

# NEPTUNE

## Lobster & Seafood Company

88 Sleeper Street Boston, Massachusetts 02210

Telephone 617 426 0961

September 23, 1992

Ms. Susan Tierney  
Executive Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

Re: New Federal Court House, Boston  
EOEA #6233-302/Env-8053

Dear Ms. Tierney:

I have recently had the good fortune of seeing drawings and models of the New Federal Court House on Boston's Fan Pier. We are pleased to write in support of the proposed project.

The GSA, the judges, and their designers have developed a project, albeit evolutionary, which we feel is consistent with the goals and guidelines of your office. The siting of the building, the ample public spaces and the programming of public uses of the building will be instrumental in teaching a diverse audience about the importance of the harbor to everyone in greater Boston. Public access to the interactive experience of the Courthouse could eventually create advocates for the Commonwealth's goal of protection of water development activities.

We look forward to the GSA's investment on the South Boston side of the Fort Point Channel. It will surely stimulate the revitalization of a neglected waterfront on South Boston by bringing more people to the area. Additionally, the New Courthouse and public spaces will provide a vibrant continuation of the City's Harborwalk.

The New Courthouse as proposed will be an asset to our exciting waterfront. I believe it will foster public interaction with the waterfront and appreciation of the interwoven heritage of Boston Harbor, Massachusetts, and the government of the United States.

Sincerely,

Douglas L. Lemle  
President  
Neptune Lobster & Seafood Company

DLL/ee

cc Terry M. Dermott  
TOTAL P.02





**Boston City Council**

September 18, 1992

Albert L. O'Neil  
725-4205

Secretary Susan Tierney  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney,

I am writing to urge your approval of the new Federal Courthouse project for the Fan Pier area in Boston, Massachusetts.

This is an important project for the City of Boston. In addition to being a needed justice facility, it is a significant federal investment in the City of Boston. It will bring needed economic development to the city and create 1,500 union construction jobs at a time when they are most needed. It will spur development in the Fort Point Channel area and represents sound economic policy.

As a City Councillor At-Large for the City of Boston, I have paid close attention to the development review and outreach process on this project. I am satisfied that it has been an effective and inclusive process. I commend the federal judges and the General Services Administration, who have spent a significant amount of time listening and responding to concerns of the citizens from the neighboring residential communities.

The result of the community outreach process is a stronger project. The project team has heeded the community's concerns, designing a low rise structure which preserves water views and maximizes open space and public accessibility.

I respectfully request that you approve the project in as expeditious a manner as possible.

Sincerely,

Albert L. O'Neil  
City Councillor At-Large  
President Pro Tempore



PIER GARAGE INCORPORATED  
PIER TRANSMISSION

---

221 NORTHERN AVENUE  
BOSTON, MASSACHUSETTS 02210  
TELEPHONE (617) 542-8278

OCTOBER 23, 1992

MS. SUSAN TIERNEY

SECRETARY

EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

100 CAMBRIDGE STREET

BOSTON, MA., 02202

DEAR MS. TIERNEY:

I WRITE IN STRONG SUPPORT OF THE BUILDING OF THE UNITED STATE COURTHOUSE IN  
THE FORT POINT CHANNEL AREA OF THE CITY OF BOSTON.

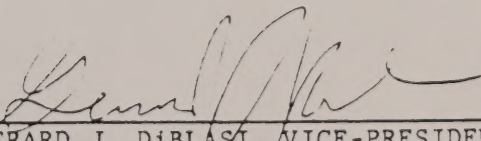
IT WILL ENHANCE THE AREA BOTH IN APPEARANCE AND INCREASED BUSINESS OPPORTUNITIES.

THE BUSINESSES IN THE AREA LOOK FORWARD TO THE OPENING OF THE NEW FEDERAL  
COURTHOUSE.

SINCERELY,

PIER GARAGE INCORPORATED

PIER TRANSMISSION

  
GERARD J. DiBLASI, VICE-PRESIDENT



PIER GRILL, INC.  
199 Northern Avenue  
Boston, Massachusetts 02210

September 20, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, Massachusetts 02202

Dear Secretary Tierney:

This letter is written in support of the construction of a new United States Courthouse on the Fan Pier in the Fort Point Channel section of South Boston.

I think the Courthouse will be a boom to the area abutters and neighboring businesses. As a business owner myself, I add my support to this needed project, along with many other businesses in the Fort Point Channel area.

Sincerely,

*Larry Albertelli*

Larry Albertelli  
Owner

LA/j

KEVIN L. COTTER  
BUSINESS MANAGER

JOSEPH K. WALSH  
SECRETARY-TREASURER

HARVEY L. FLEITMAN  
JOSEPH R. GREEN  
BUSINESS AGENTS

PRESIDENT

VICE PRESIDENT

JOSEPH H. MULLIGAN

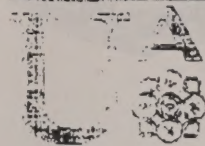
STEPHEN F. FARRELL

ORGANIZER

EDWARD A. CICOLINI

# Plumbers & Gasfitters Local 12 Boston

25 YEARS  
OF PRIDE



JANUARY 1, 1967

JANUARY 1, 1992

United Association of Journeymen and Apprentices of the Plumbing and  
Pipe Fitting Industry of the United States and Canada  
Affiliated with the A. F. of L. and C. I. O.

1240 MASSACHUSETTS AVENUE, BOSTON, MA 02125

TEL. (617) 288-6200

September 22, 1992



Secretary Susan Tierney  
Executive Director of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney:

On behalf of the United Association Plumbers & Gasfitters Local Union #12, I am writing in support of the new Federal Courthouse project for the Fan Pier area in Boston, Massachusetts.

The United Association Plumbers & Gasfitters Local Union #12 is a Boston-based local with 1,500 members. Currently, 400 of those members are unemployed. In addition to being a needed justice facility, the Federal Courthouse represents a key economic development project for the City of Boston and the region. It will bring 1,500 construction jobs over the three and one-half year construction period. These jobs will come at a time when they are needed the most. Additionally, the project will generate \$30 million in construction related spending.

Over the past several months, the project team has been out in the community, receiving and responding to their comments and concerns. The result is a better project, one that has been substantially altered to please its neighbors. The members of the United Association Plumbers & Gasfitters Local Union #12 urge that the project be moved forward as expeditiously as possible to the construction stage.

I respectfully request that you approve the Federal Courthouse project with all due speed.

Sincerely,

Kevin L. Cotter  
Business Manager  
Plumbers Union Local #12





Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street  
Boston, MA 02202

September 24, 1992

Mr. Connie Murphy  
McDermott/O'Neill & Associates  
75 State Street  
Suite 2130  
Boston, MA 02109

Dear Mr. Murphy:

I am writing to you in support of the proposed Federal Courthouse location at Fan Pier. Having a building of that magnitude and purpose would be of tremendous help to area businesses, especially restaurants like ours. In these tough times, a project of this size would be a much needed shot in the arm for the Fort Point Channel area.

Sincerely,

Robert Leahy, Manager  
Weylu's Wharf  
254 Summer Street  
Boston, MA

  
WORLD TRADE CENTER  
BOSTON

October 23, 1992

Ms. Susan Tierney  
Secretary  
Executive Office of Environmental Affairs  
100 Cambridge Street, 20th Floor  
Boston, MA 02202

Dear Secretary Tierney:

**Re: New Federal Courthouse, Boston, MA**

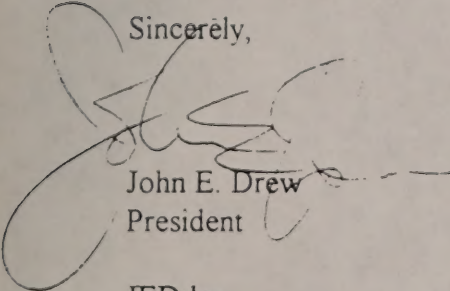
As President of the World Trade Center Boston, I am writing to express my strong support and approval for the New Federal Courthouse.

When the World Trade Center opened in 1986, it was symbolic of an intense revitalization effort in the South Boston/Fort Point Channel neighborhood. Then, and now, a new era of waterfront usage emphasized the importance of both the maritime shipping industry and public access that would offer amenities to draw tourists, businesspeople and residents to the seaport area. The attention by the designers to public access and open space issues has been addressed over the last several months and this facility will be a welcome addition to the continuing revitalization of the area.

This project is also very important to the City of Boston as it represents a substantial federal investment in the city, job creation in the construction industry, and increased business and visitor activity to the waterfront area. With the proposed extension of the MBTA to the Courthouse and the immediate access to the Third Harbor Tunnel and Logan Airport, the Fan Pier site is an ideal location for this facility.

I recommend that the New Federal Courthouse be approved, and thank you for the opportunity to express my views.

Sincerely,



John E. Drew  
President

JED:ka



